

## **MANSFIELD TOWNSHIP ENVIRONMENTAL COMMISSION**

### **MINUTES – NOVEMBER 10, 2022**

The November 10, 2022 meeting of the Mansfield Township Environmental Commission was conducted via Zoom and was called to order at 7:35 p.m. by Chair Paul Tarlowe. Mansfield Township prefers that committees meet in person at the municipal building, but a Commission member recovering from a Covid infection restriction requested the Zoom meeting to participate without putting others at risk of infection. Participants were Paul Tarlowe, Ann Bemis, Robert Jewell, James McMekin, Ruth Panté; also participating was Township Committeeman Glen McGuinness. Excused were Kathleen Todd and Glenn Todd.

The meeting scheduled for October 13, 2022 was cancelled due to bad weather. The minutes of the September 8, 2022 were reviewed. Mr. Jewell noted a date for electronics recycling on page 2 is incorrectly stated as November 10 and should be corrected to November 19, 2022. With that correction noted, Mr. Jewell MOVED to accept and approve the minutes of the September 8, 2022 meeting, seconded by Ms. Bemis. All in favor; the motion carried.

#### **CORRESPONDENCE**

DuBois & Associates sent notice that an application for a Letter of Interpretation to delineate wetlands was submitted to the NJDEP on behalf of Mansfield Dev, LLC; the application is a proposed site in the Shoppes at Mansfield Rt. 57 strip mall. Commission members saw no environmental concerns. Mr. Jewell noted on-site stormwater management is in place and wastewater is handled by HMUA.

#### Pollinator Garden

Mr. Tarlowe reported he has not heard from Ms. Todd who is spearheading this proposed project; she was absent from the meeting.

#### Proposed Blau Road Food Waste Recycling Facility

Mr. Tarlowe summarized that the applicant, Vivaria Ecologies, presented their proposal at the September 1, 2022 meeting of the Warren County Solid Waste Advisory Council (SWAC), and the opposition NJ Land and Community Preservation Alliance (NJLCPA) offered their argument at the SWAC meeting November 3, 2022; both Mr. Tarlowe and Ms. Panté attended the November meeting. Vivaria presented a few updates to their September 1 presentation. Presentation by traffic experts was made by both sides. Vivaria made a few corrections to their traffic report as to number and size of trucks expected. NJLCPA asked the traffic engineer to explain several discrepancies such as Vivaria's trucking analysis which was prepared in August, a time when school buses are not traversing the roads. Also, the turning radius on Mansfield's roads does not allow for what could be 18-wheelers. Also, the video presentation by Vivaria shows facilities unlike the facility proposed for Blau Road.

The meeting was conducted at the Warren County Technical School to accommodate the large crowd which became boisterous at times. NJLCPA is a group organized by residents of Grand View Estates, adjacent to the property in question. An overflow crowd at the October meeting was put off until the November meeting which could be held at a more accommodating venue.

One person in the audience suggested the burden of some of the truck traffic exiting Route 80 in Allamuchy Township and traveling through Hackettstown center to reach Route 57 should be considered. Mr. Jewell noted a trash transfer station on Gold Mine Road has three tractor trailers traveling between Gold Mine Road and through the center of Hackettstown; he is not concerned with traffic. Also, he noted also that a moving company exists on Blau Road.

Mr. Jewell, who is Chair of the Mansfield Township Land Use Board, said a response to a request from SWAC for comments will be prepared after discussion at the next Land Use Board meeting. Mr. Tarlowe sees this as a complex situation. The next SWAC meeting will be held in February when a decision by SWAC will be announced and which will then be forwarded to the Board of Commissioners for action.

#### Meadows at Mansfield

Ms. Bemis reported a recent meeting at which she was asked to call NJDEP to follow up, and it was September 20, 2022 when she spoke with a DEP Enforcement Division representative. On a June 28 inspection Chris Bolka reported he expected to see the water treatment plant under construction but instead found raw sewage pouring out of a manhole that overflowed into a storm drain and possibly elsewhere. Mr. Bolka called the developer/builder one week later and was told this was a one-time issue. Two notices of violation have been issued, and further construction is not allowed until the problem is rectified. Natural Systems Utilities is now monitoring; an alarm is now in the tank.

The developer met with the Meadows community two weeks ago for a discussion; there was no mention of an overflow situation; the equipment or structure to be built is on order. Currently the sewage is being trucked out and that will continue for 12 to 18 months, continuing until the on-site plant is operational. Concerns were raised about odors and a question was asked about visual issues such as whether the plant will be hidden from view.

Mr. Tarlowe questioned landscaping and Mr. Jewell said there should be vegetation or some form of growth to buffer. Further construction has been approved for Ryan to build 11 homes; additional construction is planned. Mr. Jewell said he understood the developer promised the treatment plant would be active after adequate flow from 50 or 60 homes were constructed; that number was later increased to 90 to 150 homes. Mr. Jewell is also shocked at the 15 to 18 month projection for construction of the sewage plant. Mr. Jewell is familiar with alarms that are normally set at 50 percent to begin the alarm notification. Ms. Bemis said the community was upset that there have been no consistent inspections.

#### Land Use Board

Mr. Jewell said Aspen Dental seeks a sign variance; this has been carried to the December meeting. He also said the homeowner of a small house on a tiny lot in Butler Park wants to add another level to the house which does not meet current zoning requirements; a variance is needed to add on. There are many such structures in the area not meeting setback requirements, etc.

#### Environmental Comments

Unless Ms. Todd has issues to address, Mr. Tarlowe suggested the December meeting be cancelled.

At 8:10 p.m. it was MOVED to adjourn by Ms. Panté.

Respectfully submitted,

Ruth A. Panté